

# Article Seven

## Planned Developments



August 12, 2003  
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# PD District Intent and Permitted Uses

## 7.1 PD District Intent, Permitted Uses and Miscellaneous Standards

District Intent	Permitted Uses	Miscellaneous Standards
<p>The purposes of these regulations are to provide greater design flexibility in the development of land when consistent with the Comprehensive Plan and intent of the Zoning Ordinance and Subdivision Control Ordinance.</p> <p>The use of planned development zoning classifications shall be encouraged when its use promotes</p> <ol style="list-style-type: none"> <li>1) mixed use developments, and/or</li> <li>2) provides for an economy of shared services and facilities, and/or</li> <li>3) greater compatibility with surrounding areas and/or</li> <li>4) the creation of attractive, healthful, efficient and stable environments for living, shopping or working.</li> </ol> <p>The planned development regulations and procedures may apply to the further development of existing developed lands or to vacant lands. Further, they generally only apply to larger tracts of land.</p> <p>Planned development regulations are intended to encourage innovations in land development techniques so that the growing demands of the community may be met with greater flexibility, variety in type, design and layout of sites and buildings. Planned development projects should also encourage a more efficient use of land so that resulting economies may accrue to the benefit of the community at large.</p> <p>Examples of this concept would include the preservation of existing trees or wetlands, and the inclusion of recreation areas within new subdivisions.</p>	<p>All uses are subject to the discretion and approval of the Plan Commission. No uses are granted by right.</p> <p>In general, the uses that will be considered in a planned development are: Uses designated as Permitted Uses or Special Exceptions in the base zoning district.</p> <p><i>[For example, if the previous zoning was R2 and the proposed planned development district is PD-R2, the Permitted Uses and Special Exceptions allowed in the R2 district would generally be appropriate.]</i></p> <p>All other land uses will be reviewed and considered at the discretion of the Plan Commission. Mixed uses will be considered and may be encouraged when appropriate. All land uses proposed in a PD must be complementary to one another; and be in the spirit of the Comprehensive Plan, the previous zoning district, surrounding land uses and adjacent zoning districts.</p>	<p><b>Minimum Land Area:</b></p> <ul style="list-style-type: none"> <li>• 5 acres to qualify for any PD</li> </ul> <p><b>Minimum PD Property Frontage:</b></p> <ul style="list-style-type: none"> <li>• 200 feet on a Public Street with access from said Public Street</li> </ul> <p><b>Maximum Lot Coverage:</b></p> <ul style="list-style-type: none"> <li>• Square footage of all primary and accessory structures, and impervious surface, including roads to be deeded to the City, cannot exceed 65% of the lot area</li> </ul> <p><b>Minimum Open Space:</b></p> <ul style="list-style-type: none"> <li>• 20% (gross area) for residentially dominant planned developments</li> <li>• 10% (gross area) for commercially dominant planned developments</li> </ul>

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## 7.2 General

Planned developments are a special district that can be pursued by an applicant in which a stand alone ordinance regulating that development is drafted and which binds the development to its unique language.

## 7.3 Rezoning to a Planned Development District

A. Planned development districts can only be created from the R1, R2, R3, M1, M2, NC, OC, C1, C2, LI, MI, and HI zoning districts. From each of these zoning districts (called base zoning district) the following planned development districts can be created once the detailed development plans are approved by the Plan Commission. They are:

- R1 Districts can only be rezoned to PD-R1
- R2 Districts can only be rezoned to PD-R2
- R3 Districts can only be rezoned to PD-R3
- M1 Districts can only be rezoned to PD-M1
- M2 Districts can only be rezoned to PD-M2
- NC Districts can only be rezoned to PD-NC
- OC Districts can only be rezoned to PD-OC
- C1 Districts can only be rezoned to PD-C1
- C2 Districts can only be rezoned to PD-C2
- LI Districts can only be rezoned to PD-LI
- MI Districts can only be rezoned to PD-MI
- HI Districts can only be rezoned to PD-HI

B. No other zoning district can be rezoned directly to a PD District. If an applicant wants a planned development district based on a different base zoning district a successful rezoning request to change the existing zoning district to the preferred base zoning district must first be accomplished.

## 7.4 Mixed Uses Within Planned Developments

Planned developments may contain mixed uses. Depending on the previous zoning the maximum overall gross square footage allowed by type is as follows:

Base Zoning District	PD District	Residential	Commercial	Industrial
R1	PD-R1	100%	15%	0%
R2	PD-R2	100%	20%	0%
R3	PD-R3	100%	30%	0%
M1	PD-M1	100%	40%	0%
M2	PD-M2	100%	50%	0%
NC	PD-NC	40%	100%	0%
OC	PD-OC	50%	100%	0%
C1	PD-C1	40%	100%	0%
C2	PD-C2	40%	100%	0%
LI	PD-LI	0%	40%	100%
MI	PD-MI	0%	30%	100%
HI	PD-HI	0%	20%	100%

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**7.5 Origination of Proposals**

Any applicant may propose a planned development district in accordance with the procedures hereinafter established. Further, the applicant making such a proposal must intend to act as developer or sponsor of the development. A parcel or site proposed for a planned development need not be under single ownership. However, if not under single ownership, the multiple owners must have a contractual agreement not to develop the parcels separately, but in accordance with a single, unified plan, and in which the separate owners have given their express intentions to enter into such private agreements and to assure its completion as planned to the satisfaction of the Plan Commission.

**7.6 Limitation of Rezoning**

Any initiative of the Plan Commission to amend the Zoning Ordinance or Subdivision Control Ordinance that would affect an approved planned development before its completion, shall not be enforced on the planned development. Only in the case that the planned development is no longer in conformity with the Approved Detailed Construction or Development Plans or is not proceeding in accordance with the time requirements imposed herein or by agreement, will the new amendments of the Zoning Ordinance or Subdivision Control Ordinance apply.

**7.7 Drafting of a Planned Development Ordinance**

The Planning Director shall be the author of a planned development ordinance. In the planned development ordinance the general intent of the Zoning Ordinance and Subdivision Control Ordinance shall be used as a foundation for regulations. Development standards and subdivision regulations that assure public safety shall be included.